

# FOR LEASE

---

## 420 Sheldon Drive

CAMBRIDGE, ON



**ROUSE REALTY**  
COMMERCIAL

# 420 SHELDON DRIVE | Professional Office Space

CAMBRIDGE, ON



## UNIT FEATURES | UNIT #202

<b>Total Office SF:</b>	±3,894 SF
<b>Occupancy:</b>	August 1, 2025
<b>CAM &amp; Tax:</b>	\$9.95/SF
<b>Lease Rate:</b>	\$15.95/SF

## PROPERTY FEATURES

<b>Acres:</b>	1.73 Acres
<b>Zoning:</b>	M-3 Industrial
<b>Parking:</b>	± 3.5:1,000SF

## PROPERTY HIGHLIGHTS

- Second floor professional office
- Professional office building built to “LEED” Standard
- Fully finished office space
- Free on-site parking
- Fully air conditioned
- Security system
- Controlled access
- Fibre optic
- Close proximity to Franklin Blvd., Highway #24 and Highway #401

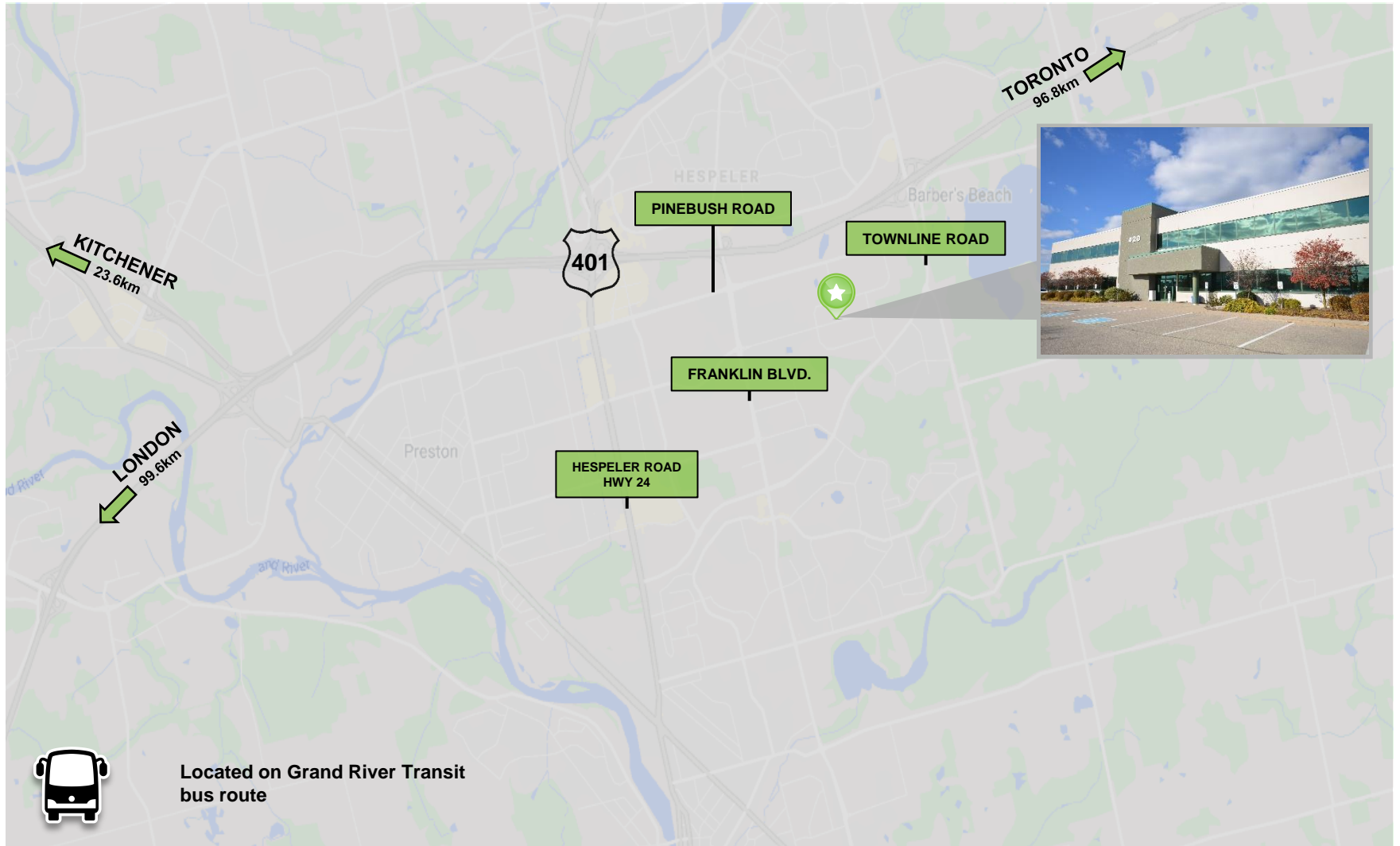
# 420 SHELDON DRIVE | Professional Office Space

CAMBRIDGE, ON



# 420 SHELDON DRIVE | Professional Office Space

CAMBRIDGE, ON



Located on Grand River Transit bus route



# ROUSE REALTY

## COMMERCIAL

For Further Information  
CONTACT

**MICHAEL A. ROUSE\***

President  
C. 519.240.0788  
Michael.Rouse@RouseRealty.com

**CALVIN ROUSE\***

Senior Vice President  
C. 519.501.8438  
Calvin.Rouse@RouseRealty.com

**CAIDEN ROUSE\***

Vice President  
C. 519.716.2383  
Caiden.Rouse@RouseRealty.com

\*Sales Representative

This disclaimer shall apply to Rouse Realty Advisors Inc., Brokerage ("RRA"). The information set out herein (the "Information") has not been verified by RRA, and RRA does not represent, warrant or guarantee the accuracy, correctness and completeness of the Information. RRA does not accept or assume any responsibility or liability, direct or consequential, for the Information or the recipient's reliance upon the Information. The recipient of the Information should take such steps as the recipient may deem necessary to verify the Information prior to placing any reliance upon the Information. The information may change and any property described in the Information may be withdrawn from the market at any time without notice or obligation to the recipient from RRA.